

ITEM 12

ORDINANCE NO.

1 AN ORDINANCE AMENDING CHAPTERS 25-2 AND 25-6 OF THE CITY CODE
2 TO ADD A NEW ZONING DISTRICT RELATING TO TRANSIT ORIENTED
3 DEVELOPMENT.

4
5 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

6
7 PART 1. Section 25-2-32(E) of the City Code is amended to read:

8 (E) Special purpose base districts and map codes are as follows:

9 (1) development reserve

10 (2) aviation services

11 (3) agricultural

12 (4) planned unit development

13 (5) public

14 (6) traditional neighborhood

15 (7) transit oriented development

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16 PART 2. Chapter 25-2 of the City Code is amended to add a new Section 25-2-147 to
17 read:

18 § 25-2-147 TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT.

19 Transit oriented development (TOD) district is the designation for an identified
20 transit station and the area around it. The district provides for development that is
21 compatible with and supportive of public transit and a pedestrian-oriented environment.

22 PART 3. Chapter 25-2, Subchapter C, Article 3 of the City Code is amended to add a
23 new Division 9 to read:

Division 9. Transit Oriented Development District Regulations.

Subpart A. General Provisions.

§ 25-2-751 CONFLICTS; NONAPPLICABILITY.

- (A) This division supersedes other requirements of Title 25 (*Land Development*) to the extent of conflict.
- (B) This division does not apply to property governed by a development plan approved by a special board of review, as prescribed by Natural Resources Code Sections 31.161 through 31.167.

§ 25-2-752 TRANSIT ORIENTED DEVELOPMENT DISTRICT CLASSIFICATIONS DESCRIBED.

- (A) A transit oriented development (TOD) district is classified according to its location, as described below.
- (B) A neighborhood center TOD district is located at the commercial center of a neighborhood. The average density is approximately 10 to 25 dwelling units for each acre. Typical building height is one to six stories. Uses include small lot single-family residential use, single-family residential use with an accessory dwelling unit, townhouse residential use, low-rise condominium residential use and multifamily residential use, neighborhood retail and office uses, and mixed-use buildings.
- (C) A town center TOD district is located at a major commercial, employment, or civic center. The average density is approximately 25 to 50 dwelling units for each acre. Typical building height is two to eight stories. Uses include townhouse residential use, low- and mid-rise condominium residential use and multifamily residential use, retail and office uses, and mixed-use buildings.
- (D) A regional center TOD district is located at the juncture of regional transportation lines or at a major commuter or employment center. The average density is more than 50 dwelling units for each acre. Typical building height is three to ten stories. Uses include mid-rise condominium residential use and multifamily residential use, major retail and office uses, and mixed-use buildings.
- (E) A downtown TOD district is located in a highly urbanized area. The average density is more than 75 dwelling units for each acre. Typical building height is six stories or more. Uses include mid- and high-rise condominium residential use and multifamily residential use, large retail and office uses, and mixed use buildings.

1 **§ 25-2-753 TRANSIT ORIENTED DEVELOPMENT DISTRICT ZONES**
2 **DESCRIBED.**

- 3 (A) A transit oriented development (TOD) district may be divided into zones of
4 varying development intensity, as described in this section.
- 5 (B) A gateway zone is the area immediately surrounding the station platform,
6 where passengers enter or exit transit vehicles. Typically, this area includes
7 land that is about 300 to 500 feet from the edge of the station platform. This
8 zone has a high level of transit integration, including streetscapes that connect
9 the station platform with the surrounding buildings, and buildings that are
10 oriented toward the station platform and provide ground floor pedestrian-
11 oriented uses and employment or residential uses in the upper floors. A
12 gateway zone has the highest density and building height in a TOD district.
- 13 (C) A midway zone is the area between a gateway zone and a transition zone,
14 beginning at the outer boundary of the gateway zone and ending
15 approximately 1000 to 1500 feet from the edge of the station platform. This
16 zone is predominately residential, but it may also contain retail and office uses.
17 The zone includes a variety of building types. A midway zone has density and
18 building height that are lower than a gateway zone but higher than a transition
19 zone.
- 20 (D) A transition zone is the area at the periphery of the TOD district.
21 Development intensity is compatible with the existing or anticipated future
22 development adjacent to the TOD district. A transition zone has the lowest
23 density and building height in a TOD district.

24 **§ 25-2-754 TRANSIT ORIENTED DEVELOPMENT DISTRICTS**
25 **ESTABLISHED AND CLASSIFIED.**

- 26 (A) Transit oriented development (TOD) districts are established and classified as
27 follows:
- 28 (1) The Convention Center TOD district is established as a downtown TOD
29 district.
- 30 (2) The Plaza Saltillo TOD district is established as a neighborhood center
31 TOD district.
- 32 (3) The Martin Luther King, Jr. Blvd. TOD district is established as a
33 neighborhood center TOD district.
- 34 (4) The Lamar Blvd. / Justin Lane TOD district is established as a
35 neighborhood center TOD district.

1 (5) The Howard Lane TOD district is established as a town center TOD
2 district.

3 (6) The Northwest Park and Ride TOD district is established as a town
4 center TOD district.

5 (7) The North IH-35 Park and Ride TOD district is established as a town
6 center TOD district.

7 (B) The initial boundaries and zones of each TOD district are described in
8 Appendix D (*Transit Oriented District Boundaries And Zones*). The official
9 maps of the districts are on file with the director, who shall resolve uncertainty
10 regarding the boundary of a district.

11 (C) Council may establish additional TOD districts by amending Subsection (A)
12 and Appendix D (*Transit Oriented District Boundaries And Zones*).

13 **§ 25-2-755 TRANSITION FROM OVERLAY DISTRICT TO BASE DISTRICT.**

14 (A) Until council approves a station area plan in accordance with Subpart C
15 (*Station Area Plan*):

16 (1) a transit oriented development (TOD) district functions as an overlay
17 district; and

18 (2) property within the TOD district:

19 (a) is subject to Subpart B (*Initial District Regulations*); and

20 (b) retains its base district zoning.

21 (B) The approval by council of a station area plan in accordance with Subpart C
22 (*Station Area Plan*) is the zoning of the property as a TOD base district. After
23 the rezoning, Subpart B (*Initial District Regulations*) does not apply.

24 **Subpart B. Initial District Regulations.**

25 **§ 25-2-761 APPLICABILITY.**

26 This subpart applies in a transit oriented development (TOD) district until council
27 adopts a station area plan.

28 **§ 25-2-762 USE REGULATIONS.**

29 (A) In a TOD district, the following uses are prohibited:

- (1) automotive sales;
- (2) automotive washing;
- (3) basic industry;
- (4) convenience storage;
- (5) equipment repair services;
- (6) equipment sales;
- (7) recycling center;
- (8) scrap and salvage services; and
- (9) vehicle storage.

(B) In a gateway zone, the following uses are prohibited:

- (1) single-family residential;
- (2) single-family attached residential;
- (3) small lot single-family residential;
- (4) duplex residential;
- (5) two-family residential;
- (6) secondary apartment;
- (7) urban home; and
- (8) cottage.

(C) In a midway zone, the following uses are prohibited:

- (1) single-family residential;
- (2) single-family attached residential;
- (3) duplex residential; and
- (4) two-family residential.

(D) A use with a drive-in service is prohibited.

1 (E) In a gateway zone, a transportation terminal use is a permitted use if it is
2 operated by a governmental entity.

3 (F) An automotive repair services use, automotive rentals use, or commercial off-
4 street parking use that would otherwise be a permitted use is a conditional use.

5 (G) A residential use is permitted above the first floor of a commercial building.

6 **§ 25-2-763 SITE DEVELOPMENT REGULATIONS.**

7 (A) This section applies to:

8 (1) a new building; or

9 (2) an addition to a building, if the addition:

10 (a) exceeds 5,000 square feet of gross floor area; or

11 (b) increases the gross floor area on the site by more than 50 percent.

12 (B) The maximum front yard and street side yard setbacks are 15 feet, except the
13 director of the Watershed Protection and Development Review Department
14 may modify a maximum setback if the director determines that the
15 modification is required to protect a historic structure or a tree designated as
16 significant by the city arborist.

17 (C) The minimum front yard and street side yard setbacks are the lesser of:

18 (1) 10 feet; or

19 (2) the setbacks prescribed by Section 25-2-492 (*Site Development*
20 *Regulations*).

21 (D) This subsection applies in a gateway zone.

22 (1) Building entrances are required:

23 (a) on the principal street; and

24 (b) on a street with transit service, if any.

25 (2) This paragraph applies to a building that is constructed along a front
26 yard or street side yard setback line. For a depth of at least 20 feet, the
27 minimum distance between the finished ground floor of the building and
28 the structural portion of the ceiling is 15 feet. This requirement does not
29 apply if the building is subject to Article 10 (*Compatibility Standards*) or

1 if the director determines that the requirement is impractical because of
2 site constraints.

- 3 (3) This paragraph applies to a commercial or mixed-use building. For a
4 ground level wall that faces a public street, at least 50 percent of the wall
5 area that is between two and ten feet above grade must be constructed of
6 glass with a visible transmittance rating of 0.6 or higher.

7 **§ 25-2-764 PARKING REGULATIONS.**

8 (A) For a building with a front yard setback of 15 feet or less, parking is prohibited
9 in the area between the front lot line and the building.

10 (B) For a rear parking lot on a site larger than three acres, the parking lot must be
11 designed to permit future driveway and sidewalk connections with adjacent
12 non-residential property. The director may waive this requirement if the
13 director determines:

14 (1) the connections are impractical because of site constraints;

15 (2) the connections are inappropriate because of traffic safety issues; or

16 (3) the site's land use is incompatible with the land use of the adjacent
17 property.

18 (C) Parking requirements are prescribed by Section 25-6-611 (*Parking*
19 *Requirements For A Transit Oriented Development District*).

20 **Subpart C: Station Area Plan.**

21 **§ 25-2-766 PREPARATION OF STATION AREA PLAN.**

22 (A) The director shall prepare a station area plan for each transit oriented
23 development (TOD) district. The director shall permit Capital Metropolitan
24 Transportation Authority, the neighborhood plan contact team, if any,
25 neighborhood organizations, and other affected persons to participate in the
26 preparation of a station area plan.

27 (B) A station area plan must be included in an adopted neighborhood plan, if any.
28 An amendment to an adopted neighborhood plan to include a station area plan
29 must be reviewed and approved in accordance with the neighborhood plan
30 amendment process established by council.

1 **§ 25-2-767 ADOPTION OF STATION AREA PLAN.**

2 (A) Council by zoning ordinance may adopt a station area plan for a transit
3 oriented development (TOD) district.

4 (B) A station area plan:

- 5 (1) establishes the permitted and conditional uses;
- 6 (2) prescribes site development regulations, including maximum and
7 minimum development parameters;
- 8 (3) prescribes requirements for street, streetscape, and other public area
9 improvements;
- 10 (4) may modify or waive an identified requirement of this title;
- 11 (5) may establish standards for administrative modification of the station
12 area plan;
- 13 (6) may change the location or omit a gateway, midway, or transition
14 zone depicted on Appendix D (*Transit Oriented District Boundaries And*
15 *Zones*);
- 16 (7) shall include a housing affordability analysis and feasibility review that
17 describes potential strategies for achieving a goal of 25 percent of new
18 housing to serve low and moderate income families, including home
19 ownership opportunities for families at or below 80 percent of median
20 family income and rental housing opportunities for families at or below
21 60 percent of median family income; and
- 22 (8) shall include an analysis of the need for public parking.

23 **§ 25-2-768 AMENDMENTS TO STATION AREA PLAN.**

24 (A) Council may, by zoning ordinance, amend a station area plan at any time.

25 (B) Amendments to a station area plan may be proposed by land owners not more
26 than once each calendar year.

27 **PART 4.** Chapter 25-2 of the City Code is amended to add a new Section 25-2-949 to
28 read:

1 **§ 25-2-949 CERTAIN USES IN A TRANSIT ORIENTED DEVELOPMENT**
2 **DISTRICT.**

3 (A) This section applies to a use that is nonconforming under Section 25-2-762
4 (*Use Regulations*).

5 (B) Except as provided by Subsection (C), the use is governed by Group "D"
6 regulations prescribed by Section 25-2-947 (*Nonconforming Use Regulation*
7 *Groups*).

8 (C) If there is a conflict between the regulations prescribed by this section and the
9 regulations as determined by Section 25-2-946 (*Determination of*
10 *Nonconforming Use Regulation Group*), the more restrictive regulations apply.

11 **PART 5.** Section 25-2-1052 of the City Code is amended to add a new Subsection (F) to
12 read:

13 (F) This article does not apply within a transit oriented development (TOD)
14 district after adoption of a station area plan in accordance with Chapter 25-2,
15 Subchapter C, Article 3, Division 9, Subpart C (*Station Area Plan*), except
16 that Division 2 (*Development Standards*) applies to property in a transition
17 zone of a TOD district if triggered by property outside the TOD district.

18 **PART 6.** Chapter 25-6, Article 7 of the City Code is amended to add a new Division 7 to
19 read:

20 **Division 7. Special Provisions For A Transit Oriented Development District.**

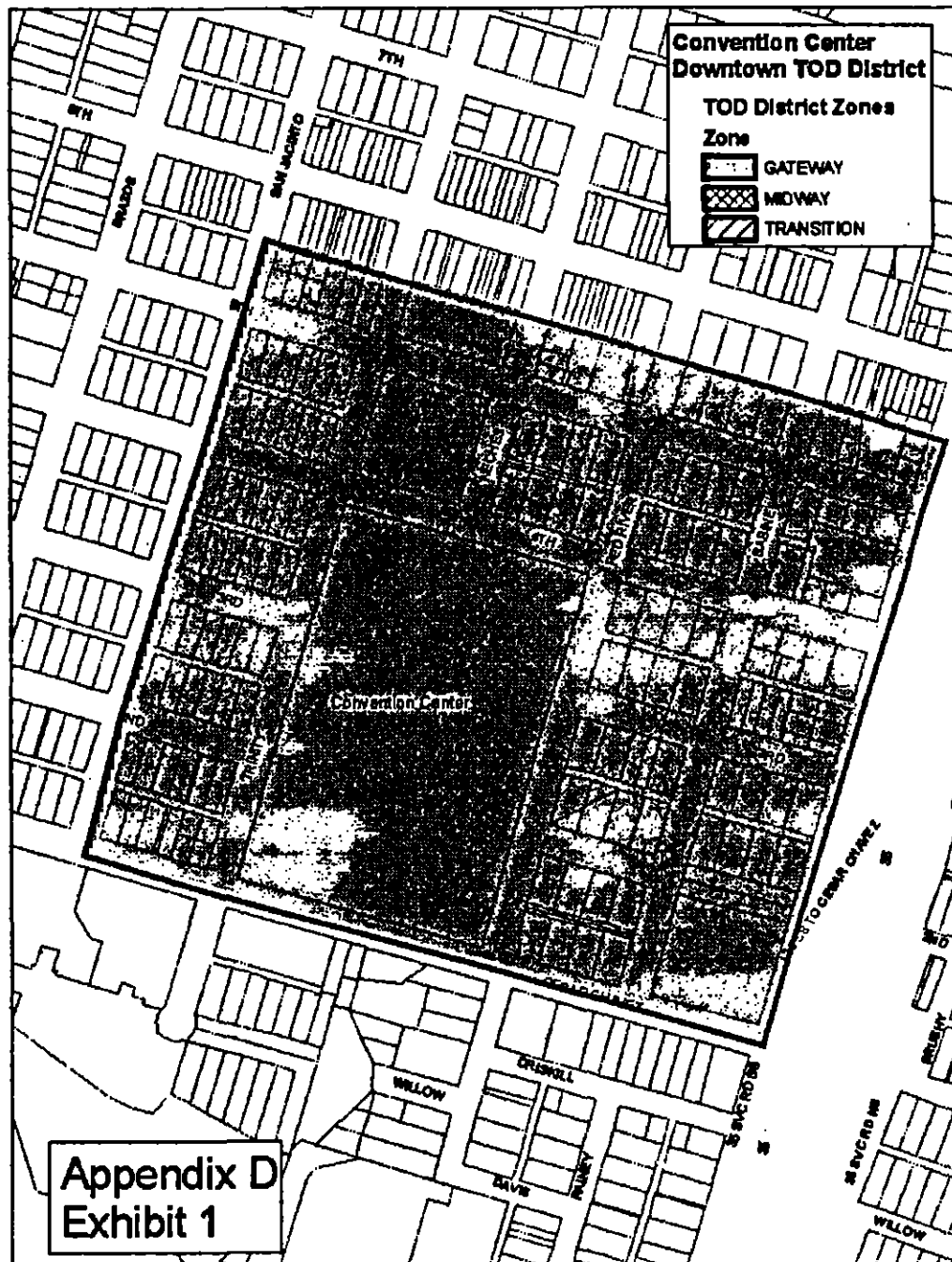
21 **§ 25-6-611 PARKING REQUIREMENTS FOR A TRANSIT ORIENTED**
22 **DEVELOPMENT DISTRICT.**

23 (A) Except as provided in Subsection (B), in a transit oriented development (TOD)
24 district the minimum off-street parking requirement is 60 percent of that
25 prescribed by Appendix A (*Tables Of Off-Street Parking And Loading*
26 *Requirements*).

27 (B) The parking requirements prescribed for property zoned central business
28 district (CBD) apply to a downtown TOD district.

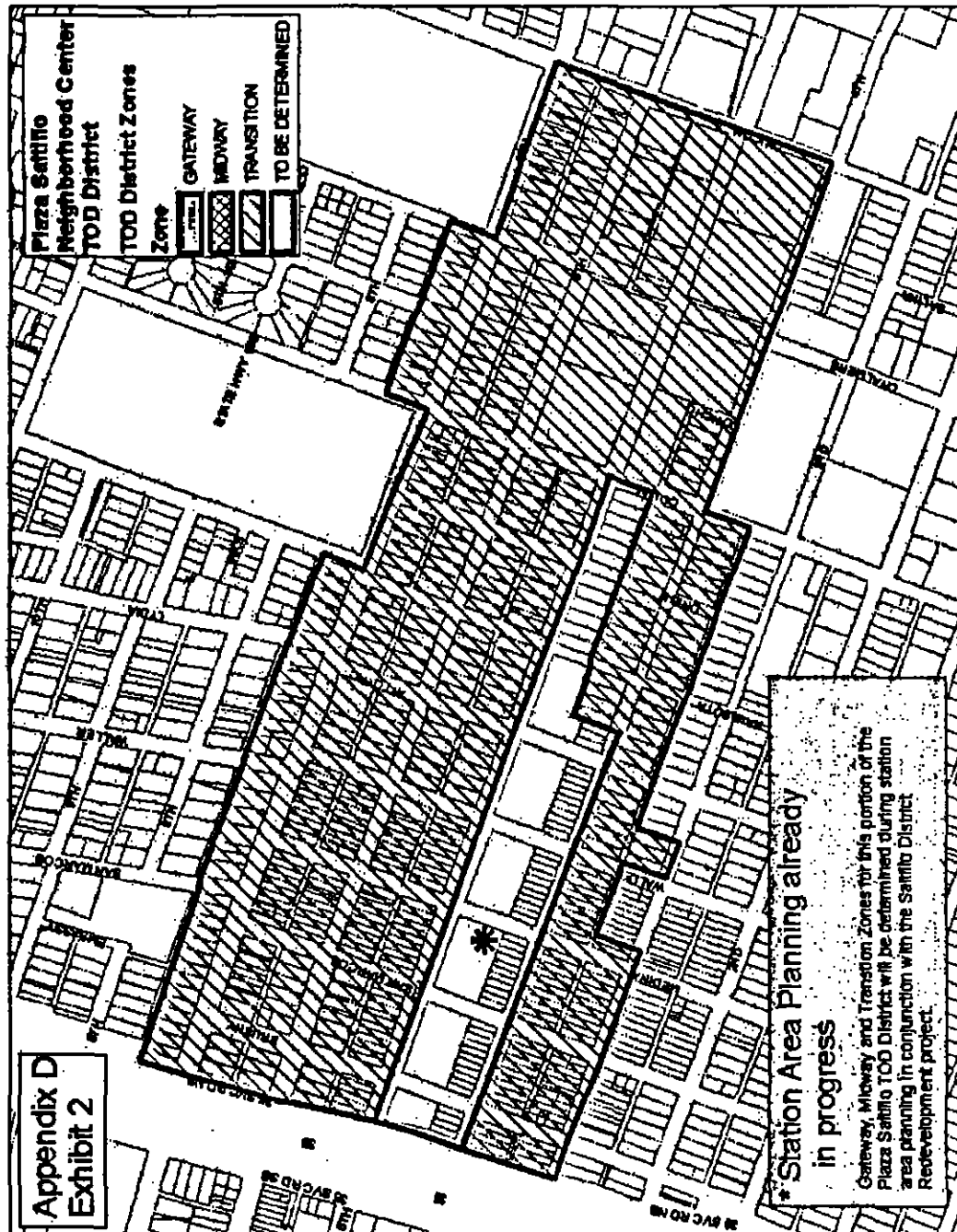
29 **PART 7.** Chapter 25-2 of the City Code is amended to add a new Appendix D to read:
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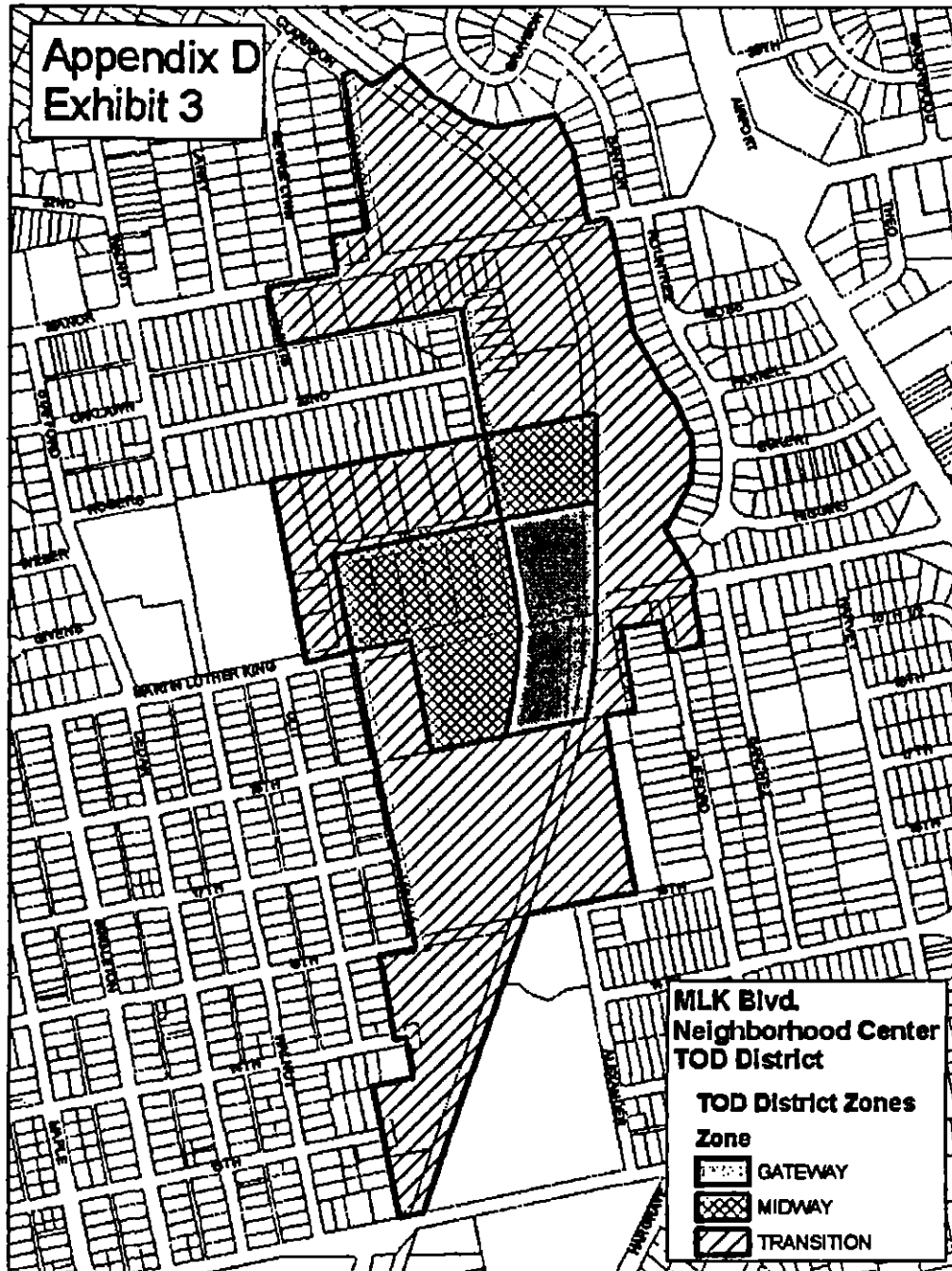
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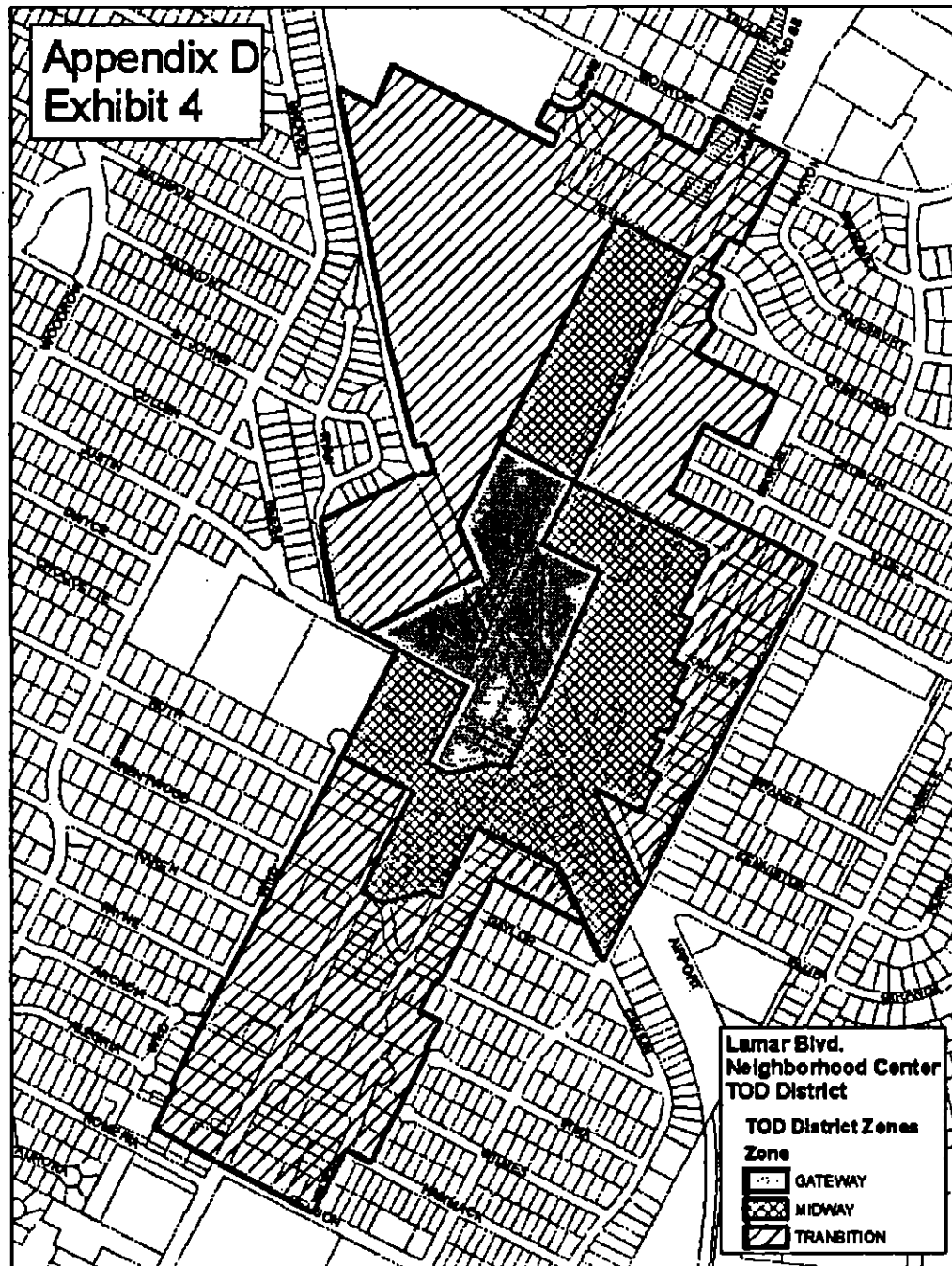
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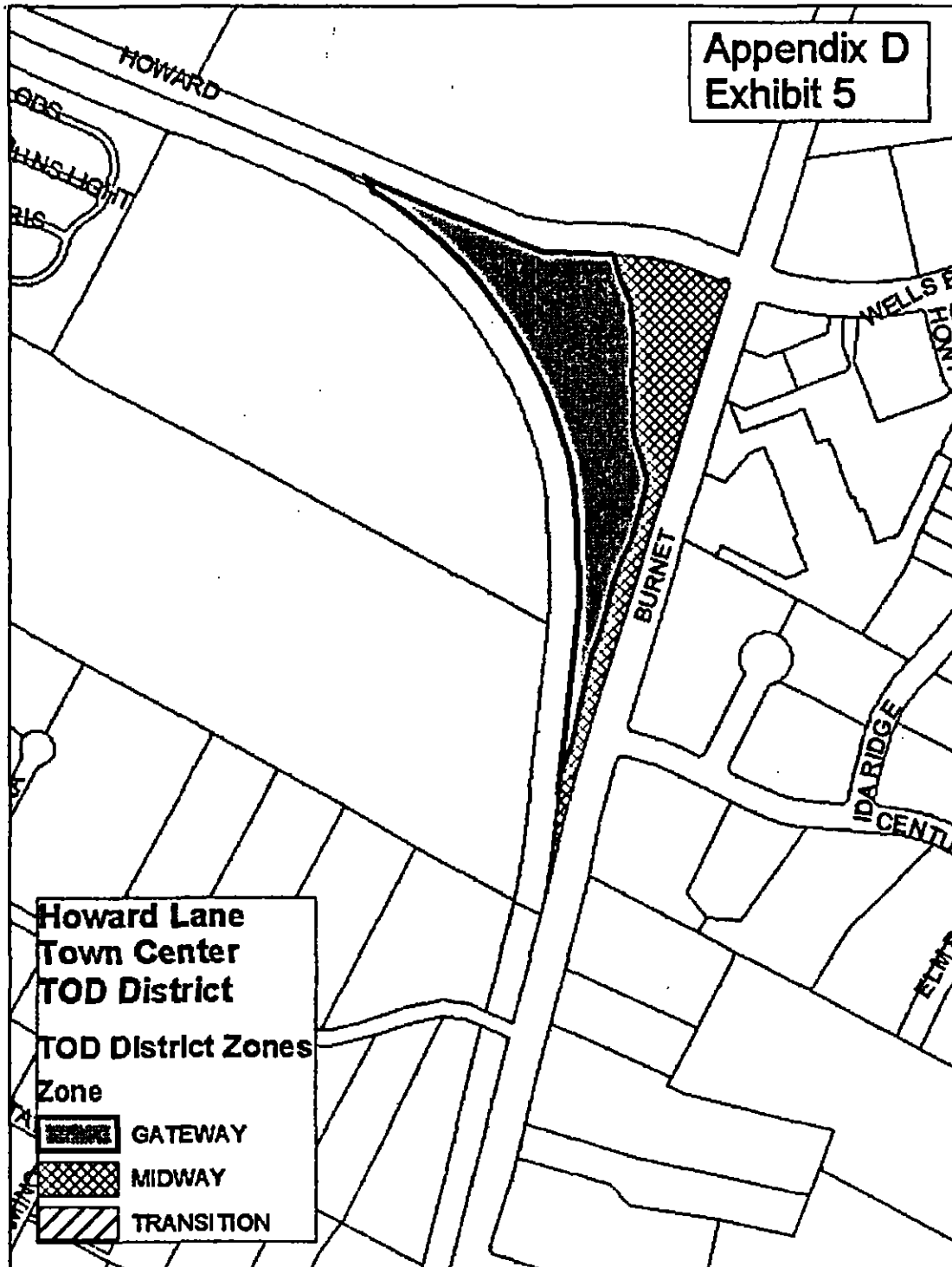
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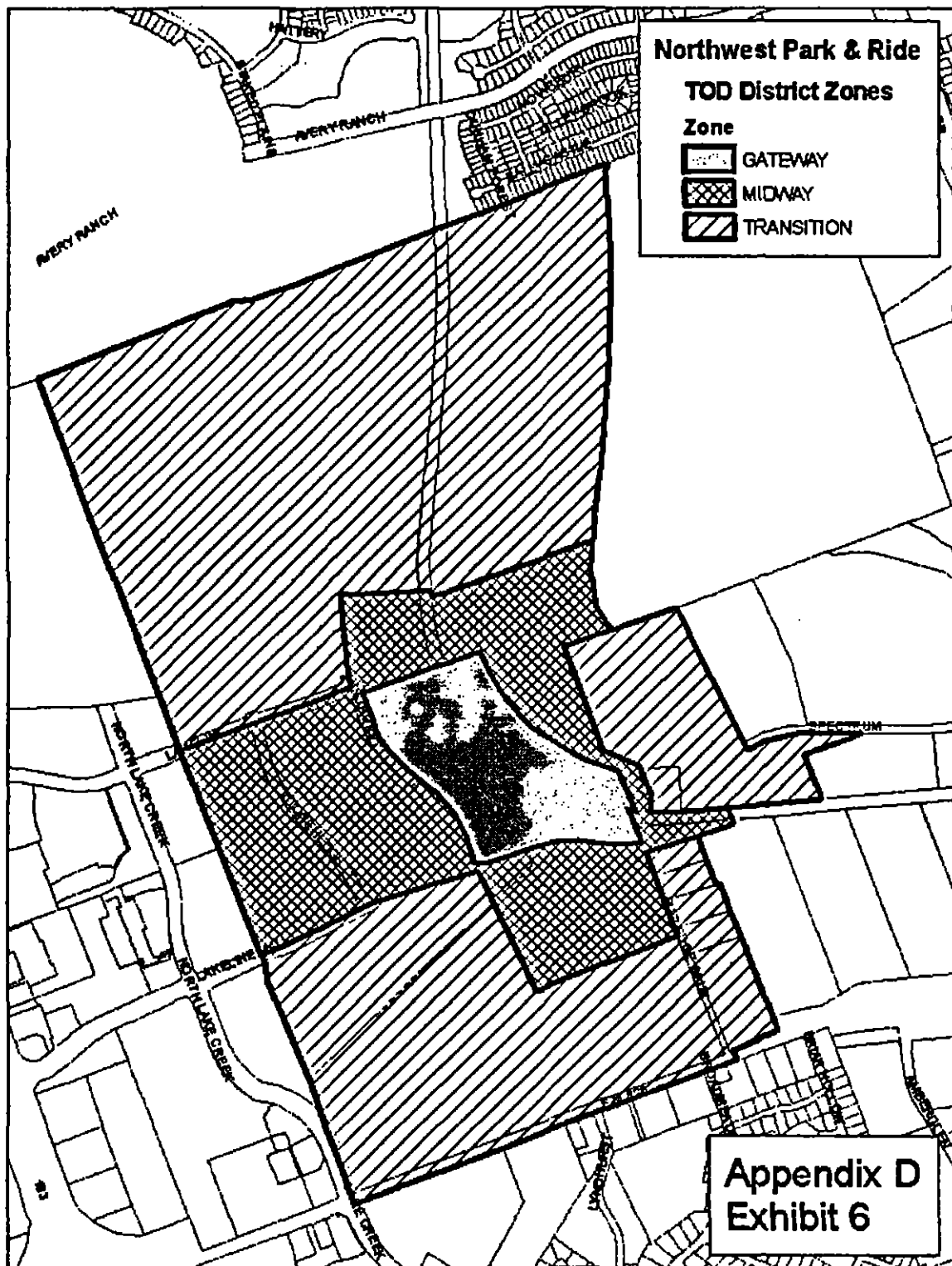
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**Appendix D
Exhibit 7**

**North IH-35
TOD District Zones**

Zone

- GATEWAY
- MIDWAY
- TRANSITION

The map shows a section of North IH-35 with three distinct TOD District Zones. The GATEWAY zone is a small area at the top left, indicated by a dotted pattern. The MIDWAY zone is a larger area in the center, indicated by a cross-hatched pattern. The TRANSITION zone is the largest area, covering the bottom and right sides, indicated by diagonal lines. The map also shows surrounding streets: HOWARD TO I-35, I-35 NB TO HOWARD, HOWARD, MC CALLEN, CENTER LAKE, and CENTER RD NB. A scale bar at the top left indicates distances from 0 to 1/4 mile.

Zone

	GATEWAY
	MIDWAY
	TRANSITION

COA Law Department
Responsible Att'y: JME

This map illustrates the North IH-35 TOD District Zones. The map shows a large area bounded by Howard Street to the north, Center Lake to the south, and various streets to the west and east. The zones are defined by different hatching patterns: Gateway (diagonal lines), Midway (cross-hatch), and Transition (diagonal lines). The map also includes labels for streets such as Howard, Center Lake, and various local streets like 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St.

**Appendix D
Exhibit 7**

**North IH-35
TOD District Zones**




Zone

- GATEWAY
- MIDWAY
- TRANSITION

North IH-35

TOD District Zones

Zone

	GATEWAY
	MIDWAY
	TRANSITION

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1 PART 8. This ordinance takes effect on _____, 2005.

2 PASSED AND APPROVED

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4
5
6 _____, 2005

§
§
§

7 Will Wynn
8 Mayor

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10
11 APPROVED: _____
12 David Allan Smith
13 City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

[Large diagonal stamp: DRAFT]